

RESOLUTION NO. R-2535

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A PRELIMINARY PLANNED UNIT DEVELOPMENT PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. P-PUD-78-25(P), BY RON STEWART DBA CAMBRIAN DEVELOPMENT FOR DEVELOPMENT OF 52 UNITS ON A 5-ACRE PARCEL, BEING WITHIN AN RS 8500 AND RS 5000 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH PRELIMINARY PLANNED UNIT DEVELOPMENT PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Preliminary Planned Unit Development Permit filed by Ron Stewart dba Cambrian Development, the owner of said property described in said application and located within an RS 8500 and RS 5000 zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meetings of May 11, 1978 and June 8, 1978 respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2319 concerning environmental policy of the State Environmental Policy Act, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland and a negative declaration reached, and

WHEREAS, said environmental checklist and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission after their public hearings and consideration of the recommendations of the Department of Community Development and having available to them the environmental checklist and negative declaration did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Preliminary Planned Unit Development Permit subject to the specific conditions set forth in said recommendations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. P-PUD-78-25(P) are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Preliminary Planned Unit Development Permit shall be issued to the applicant subject to the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council together with the following:

- a. To the extent that view-obstructing vegetation exists within the public right-of-way at the intersection of

the access road and N.E. 68th Street, such vegetation shall, under the supervision of the Public Service Department, be removed or relocated by the developer as deemed necessary to improve intersection visibility. This provision shall be included with the Final PUD application.

- b. Exhibit C-2 (Access Road Alignment South of 9th Ave. So.) is adopted and, where in conflict with Exhibit C-1, Exhibit C-2 shall prevail.

Section 3. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations therein adopted shall be attached to and become a part of the Preliminary Planned Unit Development Permit or evidence thereof delivered to the permittee.

Section 4. Nothing in this section shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein.

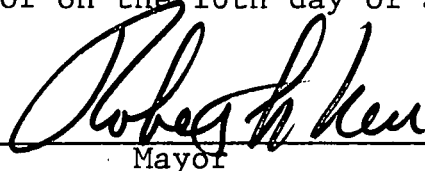
Section 5. Failure on the part of the holder of the Preliminary Planned Unit Development Permit to initially meet or maintain strict compliance with the standards and conditions to which the Preliminary Planned Unit Development Permit is subject shall be grounds for revocation in accordance with Section 23.28.180 of Ordinance No. 2183, the Kirkland Zoning Ordinance.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Building Department of the City of Kirkland
- (d) Fire Department of the City of Kirkland
- (e) Police Department of the City of Kirkland
- (f) Parks Department of the City of Kirkland
- (g) Public Service Department of the City of Kirkland
- (h) The Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

ADOPTED in regular meeting of the City Council on the 10th day of July, 1978.

SIGNED IN AUTHENTICATION thereof on the 10th day of July, 1978.



Mayor

ATTEST:

Director of Administration and Finance
(ex officio City Clerk)



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

____ PREPARED BY _____ DATE _____

XX RECOMMENDED BY _____ DATE June 8, 1978

____ ADOPTED BY _____ DATE _____

____ STAFF. _____

____ BOARD OF ADJUSTMENT _____

____ HOUGHTON COMMUNITY COUNCIL _____

XX PLANNING COMMISSION _____

David Russell
David Russell, Chairperson

____ CITY COUNCIL AS INCORPORATED IN _____

____ RESOLUTION _____ ORDINANCE

NUMBER R-2535

DATE _____

FILE NUMBER P-PUD-78-25(P)

APPLICANT Ron Stewart, Cambrian Development

PROPERTY LOCATION 9th Ave. S. and 10th St. S.

SUBJECT PRELIMINARY PLANNED UNIT DEVELOPMENT OF "SUN DANCER"

HEARING/MEETING DATE June 9, 1978

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan/Elevations

"D" Grading/Utilities Plan "E" Architecture "F" Declaration of Non-Significance

& Memo from Lead Agency "G" Soils Report "H" Traffic Report "I" Comparative Density Chart



INDINGS:

SUMMARY OF THE PROPOSED ACTION:

1. This is an application for proposed Preliminary Planned Unit Development by Mr. Ron Stewart representing Cambrian Development, P.O. Box 6697, Bellevue, Washington. (See Exhibit "A" - Application). The name of the project is the "Sundancer". The Responsible Official made a proposed "Declaration of Non-Significance" on the proposed action on April 26, 1978. A Final Declaration was made on June 12, 1978.
2. This application for Preliminary Planned Unit Development consists of 52 two and three-story wood frame townhouse structures developed in five major clusters on a 4.9 acre parcel of property. The overall density of the project is approximately 10.6 dwelling units per acre. (See Exhibit "I"-Comparative Density Chart). The subject property is located in the northeast quadrant of the intersection of 9th Avenue S. and 10th Street S. in Kirkland. (See Exhibit "B"-Vicinity Map/Access). The subject property is bounded on the west by 10th Street S., on the east by NE 68th Street, on the south by 9th Avenue S., and on the north by undeveloped property in the vicinity of the intersection of 10th Street S. and Slater Avenue S.
3. Setbacks. The applicant proposes to set units back a minimum of 100 feet from the west property line (10th Street S.), while the bulk of the westerly facing units will be on the order of 125 to 170 feet away from the west property line. The setback on the north property line varies from 20 to 25 feet, while the setback from the easterly property line ranges from 75 to 85 feet. The applicant is proposing to build structures within 20 feet of the existing 9th Avenue S. right-of-way. The applicant has pending a street vacation on that right-of-way.
4. Building Height. The proposed structures are two and three-story wood frame with a maximum height above average building grade of 35 feet. (See Exhibit "C" - Site Plan/Elevation). Since there are no residential structures immediately to the east of the subject property, these structures will not impair views to the west. Some parking stalls would be located beneath the westerly structures.
5. Parking. The applicant is proposing parking for 114 parking stalls. This corresponds to the code required 2.2 stalls per unit for 52 units.
6. Density. The overall density for the subject proposal is 10.4 dwelling units per acre. (See Exhibit "I" - Comparative Density Chart).
7. The applicants have also proposed to rezone the subject property. The western lots (104-109) are now zoned RS 8500 while the eastern lots (110-114) are zoned RS 5000. (See Exhibit "B" - Vicinity/Zoning). The applicants propose to rezone the 3.1 acres from RS 8500 to RS 5000 and the 1.8 acres from RS 5000 to RM 3600. The rezones will be considered with Final Planned Unit Development.

Findings, Continued

B. HISTORICAL BACKGROUND:

8. The subject property was the site of a 1973 proposal called "Lakeview House". That project consisted of 81 units in a 12 story residential tower. An environmental impact statement was written for that project and it received Preliminary Planned Unit Development approval, although it was not constructed. In 1977, a proposal for a 140-unit tower of 12 to 15 stories, including office, convention, and motel facilities was proposed, called the "Skyliner". That proposal was denied by the City Council. In both the "Lakeview House" and "Skyliner" proposals, the sole access for the subject property would have been west from 9th Avenue S. (See Exhibit "I" - Comparative Density Chart).

C. EXISTING PHYSICAL CHARACTERISTICS:

9. Topography. The subject property slopes down from the east to the west. Slopes on the northern two-thirds of the subject property average about 18%. Slopes on the southern one-third of the property average approximately 7-10%. The western edge of the property adjoining 10th Street S. is comparatively level. (See Exhibit "D" - Grading/Utilities).
10. Hydrology. A culvert outlets on the southeast portion of the subject property. From this outlet a stream flows westerly to the western portion of the subject property and then swings northward to flow out of the subject property at the northwest corner (See Exhibit "C" - Site Plan). At the northwest corner the stream flows into a culvert which carries it beneath the right-of-way of Slater Avenue S. Water from this stream and perhaps also from subsurface drainage has created a wet condition on the western portion of the site. (See Exhibit "G" - Soils Report).
11. Vegetation. The northeastern portion of the site is a grassy hillside partially covered with Scotch Broom. The southern and western portions of the property are covered by dense deciduous growth of red alder, vine maple, big leaf maple, and a few scattered coniferous trees. The heavier growth of coniferous trees occurs at the northern edge of the subject property. The applicant has indicated major existing coniferous tree to remain on the site plan (see Exhibit "C" - Site Plan).
12. Soils/Geology. The sub-surface soil varies between a dense to very dense silty to gravelly sand. A Soils Report has been prepared by Earth Consultants, Inc. of Bellevue (see Exhibit "G" - Soils Report). The soils report indicates that construction of the proposed structures on the subject site is feasible using conventional spread footings bearing on natural undisturbed soils. The report points out that grading plans indicate maximum cuts of 7 feet with most cuts less than 5 feet with fills of a similar magnitude. The soils study also identified the presence of sub-surface groundwater on the eastern portion of the site and identified methods, such as de-watering, to deal with this condition prior to and during construction.

Findings, Continued

PUBLIC UTILITIES:

13. Streets. NE 68th Street adjoins the subject property on the east although it is perched atop a high embankment and not directly accessible. 9th Avenue S. adjoins the subject property on the south while 10th Street S. abuts the property on the west. Slater Street S. adjoins the property at the northwest corner.

NE 68th Street is designated as a secondary arterial connecting the east and western portions of the Houghton-Bridle Trails area across I-405. Average daily traffic volumes for the NE 68th Street corridor between 108th Avenue NE and I-405 was 7,600 vehicles per day in 1976. The applicants propose to gain access to 24 of the 52 units via a 28' wide roadway crossing an adjacent property (see Exhibit "C" - Site Plan). A traffic analysis has been submitted (See Exhibit "H") in support of this application. The report concludes that the accessing of these units in this way will be reasonable and acceptable and makes recommendations for the preservation of sight distances at NE 68th Street. Although the report was written based on 18 of an original 64 units using this easterly access, the major conclusions still apply. Ninth Avenue South is a 60 foot wide improved right-of-way west of the subject property while it is only 30 feet wide and unopened where it abuts the subject property to the south. Applicants propose to access 28 of the units from the west along 9th Avenue S. This will generate in the range of 420 additional vehicle trips per day with an hourly peak of 42 vehicle trips. This works out to one vehicle every 1 1/2 minutes.

Both 10th Street S. and Slater Street S. are unimproved 60 foot wide rights-of-way.

14. Pedestrian Ways. There are no existing sidewalks along any of the four rights-of-way bordering the subject property. Figure 26 of the Land Use Policies Plan on Page 239 identifies NE 68th Street as a major east-west primary pedestrian/bicycle way. Everest Park to the northwest of the subject property and the Houghton Shopping Center to the southwest of the subject property are major pedestrian destinations within 1500 feet of the subject property while Lake Washington High School is approximately three-quarters of a mile away to the northeast.
15. Domestic Water/Fire Hydrant. There is a 12" water main in the right-of-way of 10th Street S. and Slater Street S. where those rights-of-way abut the subject property. The nearest existing fire hydrant is at the northwest corner of the 9th Avenue S./10th Street S. intersection.
16. Sanitary Sewer. There is an existing 8" sanitary sewer line within the right-of-way of 10th Avenue S., approximately 200 feet west of the 9th Avenue S./10th Street S. intersection.

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Findings, Continued

D. 17. Storm Sewer. There is no existing storm sewer system within the right-of-way of 10th Street S., Slater Street S., and 9th Avenue S. where these rights-of-way abut the subject property. Drainage now occurs via open ditch to the north and northwest.

E. NEIGHBORHOOD CHARACTERISTICS:

18. Zoning. The eastern portion of the subject property (lots 110-114) is currently zoned RS 5000. The western portion of the subject property is currently zoned RS 8500 (lots 104-109) as are properties to the west and north of the subject property. (See Exhibit "C" - Vicinity Map/ Access). Property to the south of the subject property is zoned RM 3600. The applicants have requested rezones to RM 3600 and RS 8500 for the 1.8 and 3.1 acres portions, respectively. These rezone requests would be considered concurrently with a Final Planned Unit Development.

19. Land Use. The subject property is currently vacant except for a dilapidated structure on the northwest corner. A variety of car bodies, old appliances, and other junk currently exists on the subject property. The property immediately to the north and west of the subject property is currently vacant. A variety of single family homes exist approximately 600 feet west of the subject property. Everest Park is approximately 300 feet north of the northwest corner of the subject property. Several single family houses exist immediately to the south of the subject property and to the southwest are the Laurel Park Condominiums. The density of the Laurel Park project is approximately 24 dwelling units per acre.

F. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

20. The following discussion from the Everest Area Section of the Land Use Policies Plan is relevant to this application (pages 284-285).

See, also, Figure 23 on page 235 of the Land Use Policies Plan.

"Those lands northeast of 9th Avenue S. street-end ... should also be at a slightly higher density (up to 9 dwelling units per acre). This area will serve as a transition between the single family units to the north and the multi-family residential uses to the south. It also recognizes constraints on developments such as the slope, the natural drainage system, and the access limited to 9th Avenue S. This land may be considered for 10 to 14 dwelling units per acre depending on the extent to which long term buffering and protection of the single family areas to the north and west will offset additional traffic impacts on 9th Avenue S. Also, as this land is part of the Northeast 68th Street Corridor, it is possible that the achievement of access directly onto that arterial could justify an added increment of density at some future date.... In any case, the stacking of units is encouraged because no upland views would be blocked and the disruption of the land could be minimized."

Findings, Continued

21. The following paragraph from the Natural Elements Section of the Everest Area Chapter of the Land Use Policies Plan is relevant to this application: (pages 218 to 282):

"In the southeast portion of the Everest Area, the water table is at, or very near, the surface. In this vicinity the surface is wet and soggy, and there could be drainage problems associated with development.... Future proposals for development in this area should take these hydrological conditions into consideration, and specific methods for drainage control, including maintenance of most of the wetland area, should be part of such development proposals."

See also Figure 25 on page 238 of the Land Use Policies Plan.

G. GOVERNMENTAL COORDINATION:

22. Kirkland Public Service Department. The Kirkland Public Service Department has commented that 10th Street S. should be improved to a 16 foot wide standard section, measuring from the centerline of that right-of-way, for the full length of the subject property. This Department also commented that a sediment and silt separator will have to be located within the northwest corner of the property to treat any water runoff which exits the site to the northwest. They have also commented that the applicant should re-align the proposed sewer line extensions and hookups so that they run along 10th Street S. and enter the subject property from the northwest, rather than as indicated on Exhibit "D" - Grading/Utilities. The Public Service Department suggested that a through loop circulation route be established rather than a dead-end system as is now proposed.
23. Kirkland Department of Fire Services. This Department has commented that any building housing more than 12 units shall have a type "A" fire alarm system installed as required and defined in the Kirkland Fire Department's Operating Policy No. 8. All water mains and hydrants should be capable of providing the required fire flow which is 2,676 gallons per minute and should all be installed and fully operable before construction commences. Four fire hydrants will be required to be installed to service the site and these are indicated with asterisks on Exhibit "D" - Grading/Utilities.
24. The Kirkland Building Department. The applicant should work with this Department to determine the addressing of units for this project for Final PUD.
25. Police Department. The Police Department stated that adequate emergency access should be provided to all points of the site and that this may bear on the ultimate configuration of the "fire access only" circulation element indicated on the site plan. Prior to Final PUD the applicant should also indicate how the parking areas are going to be lighted.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application for Preliminary Planned Unit Development is generally consistent with the requirements of the Kirkland Zoning Ordinance and the Land Use Policies Plan for the Everest Area as specified below.

B. HISTORICAL BACKGROUND:

2. The proposed project for 52 units on a 4.9 acre piece of land is substantially lesser in density than the Preliminary Planned Unit Development which was approved for the "Lakeview House". This lesser density is in the ratio of 10 1/2:25.

C. EXISTING PHYSICAL CHARACTERISTICS:

3. Topography. The subject property has some very steep grades, particularly in the eastern portions of the site. However, the proposal places structures, roadways, and other improvements in such a manner as to avoid the most severe grade constraints in the area. Grading plans indicate that modifications to the existing contours will be minimal with cuts and fills in the range of 5 to 10 feet maximum. This level of modification to existing topography should not present a constraint upon the approval of this development.
4. Hydrology. The applicant's proposal to more clearly define and collect the drainage way across the property is an integral part of the proposal. Prior to Final Planned Unit Development, detailed drawings of the indicated retention systems, including dams, ponds, and piping if necessary, should be submitted for review by the Department of Public Services. The water exiting the site after development should not be substantially inferior in quality or greater in quantity to that which currently exits the subject site during a 10 year storm. Further analysis should be done of the water now entering the subject property at the south-east corner from the existing culverts under the interstate. An analysis of the water there should determine its actual chemical content and identify means of treating the water to improve its quality before it is passed on down stream. This treatment is appropriate in view of the "public benefit" aspect of a Planned Unit Development. The applicants should also undertake a more intensive analysis of the drainage basin in the South Everest area for the purpose of identifying this property's role in that system. Boundaries for such system should include NE 68th Street on the east and south, 8th Street S. on the west, and Slater on the north.

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Conclusions, Continued

5. Vegetation. The applicant's proposal to remove some of the trees on the site together with associated undergrowth will not represent a major environmental disruption. Much of the vegetation which is proposed to be removed is marginal in nature. However, the applicant should submit a detailed tree retention and landscaping plan along with application for Final Planned Unit Development indicating those trees 6" or greater in caliper and stating which are to be removed and which are to remain. This landscaping plan should indicate plant species to be placed as well as the size and spacing of materials at time of planting.
6. Soils/Geology. The major conclusions of the soils report indicate that these natural systems do not represent a constraint for the proposed project.

D. PUBLIC UTILITIES:

7. Streets. The study by the Transpo Group (see attached Exhibit "H") indicates that the added impact of 18 dwelling units accessing onto NE 68th Street from the subject property will not constitute a significant added increment of traffic volume to either current or full development potentials. For example, it is estimated that at full development the total traffic accessing onto the proposed access point of NE 68th, including the two properties immediately south of the subject property, would total less than 4% of total volume in the corridor. The revision to the project, to have 26 units instead of 18 use this access, does not represent a significant additional increment. 10th Street S. should be opened for the full length upon which it abuts the subject property. This should be to the standard 16 foot wide section prescribed by the Public Service Department.

The street vacation application for 9th Avenue S. (east of 10th Street S.) will be heard concurrently with the Preliminary Planned Unit Development. The successful vacation of this street should be made a condition of approval for final Planned Unit Development of this project.

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Conclusions, Continued

D. 7. Continued

The 28 foot wide access road which the applicants are showing between their southern property line and NE 68th Street crosses another individual's private property. As indicated on the drawings, this has been designed to a 28 foot wide road section, conforming to specifications of the Public Service Department. This access road appears to be adequate in both its dimension and configuration. However, the applicants should be required to illustrate with the Final Planned Unit Development the manner in which they propose to protect the residential properties to the southeast from the impacts, both visual and audial, of moving automobiles. If the applicants propose to use landscaping materials or structures, then this should be indicated with a detailed site design done at a scale of 1" = 20'. This should be a part of the detailed landscaping plan submitted with Final PUD.

8. Pedestrian Ways. The applicant should be required to provide 5 foot concrete sidewalks on the eastern portion of the 10th Avenue - 10th Street S. right-of-way as a part of that street improvement. Also, as a benefit to the general neighborhood and the public the applicant should, by final PUD, provide for pedestrian access over either their property and/or the abutting property onto NE 68th Street. The final alignment and configuration of such pedestrian access to NE 68th should be worked out between the applicant, the City, and any other private property owners prior to Final PUD review.
9. Domestic Water/Fire Hydrant. The applicant should indicate that there is adequate fire flow per the requirements of the Kirkland Department of Fire Services. They should also indicate on their revised Exhibit "D" (Grading/Utilities) that the four fire hydrants will also be installed.
10. Sanitary Sewer. The applicant should revise the sanitary sewer drawings to conform to the configuration indicated by the Public Service Department.
11. Storm Sewer. Runoff from the subject property to the west and northwest should be managed. Prior to final PUD approval, the applicant should submit for review engineering calculations and plans for the storm water runoff and drainage system to the Department of Public Service and the Department of Community Development. The systems should be designed so that the water leaving the site from a storm having an intensity equal to or less than a ten-year storm will not have a lesser quality or greater quantity than that which currently leaves the site under identical storm conditions. This should include an oil-silt separator located at the northwest corner of the property.

Conclusions, Continued

NEIGHBORHOOD CHARACTERISTICS:

12. Zoning. The applicants' request for rezone of property from RS 8500 to RS 5000 and from RS 5000 to RM 3600 will be processed along with application for final planned unit development. Approval of the Planned Unit Development concept and the rezones should be conditioned upon adequate demonstration that the western and northern boundaries of the site have been adequately buffered from the single family areas which will remain to the west and north.
13. Land Use. Land use of the site as proposed would be consistent with the other multi-family uses that currently exist in the NE 68th Street corridor. The single family detached land use to the north and to the west should be given due consideration in the final configuration of the site including the access points, parking areas, driving lanes, and the location of units, as well as the location of landscape materials for buffer purposes. The property immediately to the west of the subject property has been given preliminary approval for a residential subdivision of approximately 16 lots. For this reason, the single family detached character of the South Everest Area has been well established, and should be further protected by the final configuration of any development on this subject property.

LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

14. The proposed development generally conforms to the policies outlined in the Land Use Policies Plan and referenced in F. 20 of Findings, above. The buildings and other improvements have been sited so as to avoid excessive re-contouring of the site, removal of substantial vegetation, and the exacerbation of existing hydrologic conditions on the property.

However, some revisions to the site plan would be appropriate in order to more fully address policies in the Land Use Plan. These redesigns should minimize the percentage of impervious surface on the site, as well as provide a greater degree of buffering for the single family areas to north and to the west. This can be accomplished by:

- a. Redesigning the parking areas on the western portion so that the open asphalt areas are more broken up with berms and landscaped islands.

Conclusions, Continued

F. 14. Continued

- b. Designating all of the "new major trees" along the western property line as evergreen coniferous trees which will serve to visually screen the project from the single family areas to the west on 10th Street S. Also, a 6' high earth berm should be provided the full length of the western property boundary of the subject property for the purpose of providing a visual and functional buffer.
 - c. A letter should be submitted from the property owner of the existing house immediately east of the proposed access point on NE 68th Street to the effect that she will permit the trimming or removal of plant materials in the southwest corner of her property, per the recommendations of the Transpo Group, for the purposes of providing adequate sight distance from that intersection.
15. Zoning. The proposed project conforms to the setback, height, density and other standards found in the relevant chapters of the Zoning Ordinance.

G. GOVERNMENTAL COORDINATION:

- 16. Department of Public Service: The applicant should be required to make the street improvements as indicated in Findings and Conclusions (D. 7 Streets) cited above. Also, per the Conclusions on Storm Drainage, the applicant should submit a storm water management system to the Department of Public Service for approval prior to Final PUD.
- 17. Department of Fires Services: Applicants should submit a revised utility plan indicating the siting of 4 fire hydrants as outlined on D. 9 of Conclusions.
- 18. Kirkland Building Department. No relevant conclusions.
- 19. Park Department. The applicant should be required to provide the Department of Community Development with the assessed valuation of the entire property as determined by the King County Assessor for general tax purposes for the year during which the application is made. Prior to the City Council review of the Final PUD, the applicant should be required to pay either 10% of the assessed valuation of the property into the Park and Municipal Facilities Cumulative Reserve Fund, or \$200 per newly created unit, whichever is greater.

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Conclusions, Continued

20. Police Department. The applicant should indicate on a revised landscape or site plan the location and specifications for lighting of the parking areas.

RECOMMENDATIONS:

Based on the foregoing Findings and Conclusions and as identified in Exhibits "A" through "I", we hereby recommend that this application for Preliminary Planned Unit Development be approved subject to the following:

1. The applicant shall submit with application for Final Planned Unit Development the following items relative to the proposed access road onto NE 68th Street:
 - a. A profile of the road indicating that the 40 feet of road way immediately north of the arterial shall be at no greater than a 6% grade and further shall indicate areas of cut and fill.
 - b. An easement agreement from the property owner at 11235 N.E. 68th St. to the effect that a clear sight triangle will be created and maintained at the intersection of the access road and NE 68th St. and authorizing the City to enforce same. This agreement shall include a detailed local site survey and call out dimensions, existing vegetation, and sight distances.

The applicant shall submit with Final Planned Unit Development application detailed drawings of the indicated retention system including dams, ponds, and piping if necessary. This will accompany the engineering calculations and plans for storm water runoff and drainage management which will be designed so that the water leaving the site from a storm having an intensity equal to or less than a 10-year storm will not have a lesser quality or greater quantity than that which currently leaves the site under identical storm conditions currently. Said system shall also include an oil and sediment separator to be located at the northwest corner of the property.

3. The applicant shall also submit a drainage basin study of the South Everest Area which will analyze the role of the subject property in that context. The parameters of this drainage basin shall be NE 68th Street on the south and east, 8th Street S. on the west, and Slater Street S. on the north. Also, the study shall include a chemical analysis of the water currently entering the site from the two culverts in the southeast corner of the property and recommend methods in which this water may be treated to improve its quality.
4. With Final Planned Unit Development application the applicant shall submit a detailed landscaping plan which will identify those trees which are 6" or greater in caliper and indicating which are to be removed and which are to be removed. The landscaping plan shall include plant species to be placed as well as the size and spacing of materials. Said landscaping plan shall be designed to reflect a minimum 25-30 foot wide buffer along the entire northern property line together with a 6 foot high berm and coniferous materials to be planted along the western boundary of the subject property.

Recommendations, Cont'd

5. Applicant shall indicate on the final site plan where additional earthen berms and landscaped islands will be added to further "break up" the open asphalt area.
6. With the Final Planned Unit Development application the applicant shall indicate a proposal to provide a pedestrian access from the NE 68th Street corridor to the 9th Avenue S. corridor across either the subject property or adjacent properties. The applicant shall work with the Department of Community Development, the Department of Public Services, and any adjacent property owners in order to determine the best location and configuration for such a pedestrian access.
7. The applicant with Final Planned Unit Development will submit to the Department of Community Development documentation of the assessed valuation of the entire property as determined by the King County Assessor for general tax purposes for the year during which the application is made.
8. With application for Final Planned Unit Development the applicant shall indicate on a revised site plan the location and specifications for lighting of all proposed parking areas.

RECEIVED

APPLICATION FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT

MAY 12 12:00 PM
PLANNING DEPARTMENT

NOTE: Before preparing this application, please read information on cover page of this form.

Name of Applicant RON STEWART Phone 822-9546
453-8500

Company Name CAMBRIAN DEVELOPMENTS

Mailing Address P.O. Box 6697 City Belleve Zip 98007

The undersigned applicant(s) is(are) the owners of the property described as follows: LOTS 104-114 inclusive, BIR 59, DIV 116 BURKE & FARRAR

The above property was acquired by the applicant on the 1 day of Feb, 1978. The present zoning is RS8500 & RS5000.

A F F I D A V I T

STATE OF WASHINGTON)
COUNTY OF KING)
CITY OF KIRKLAND)

RON STEWART (Representing OWNERS), being duly sworn depose and say, that I am (we are) the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Ronald W Stewart
(owner)
Ronald W Stewart
(owner)

Subscribed and sworn to before me this 4th day of May, 1978.

Dorothy L. Johnson
Public in and for the
OF WASHINGTON, residing at
Kirkland

Exhibit "A"
Application
"Sundancer"
P-PUD-78-25(P)

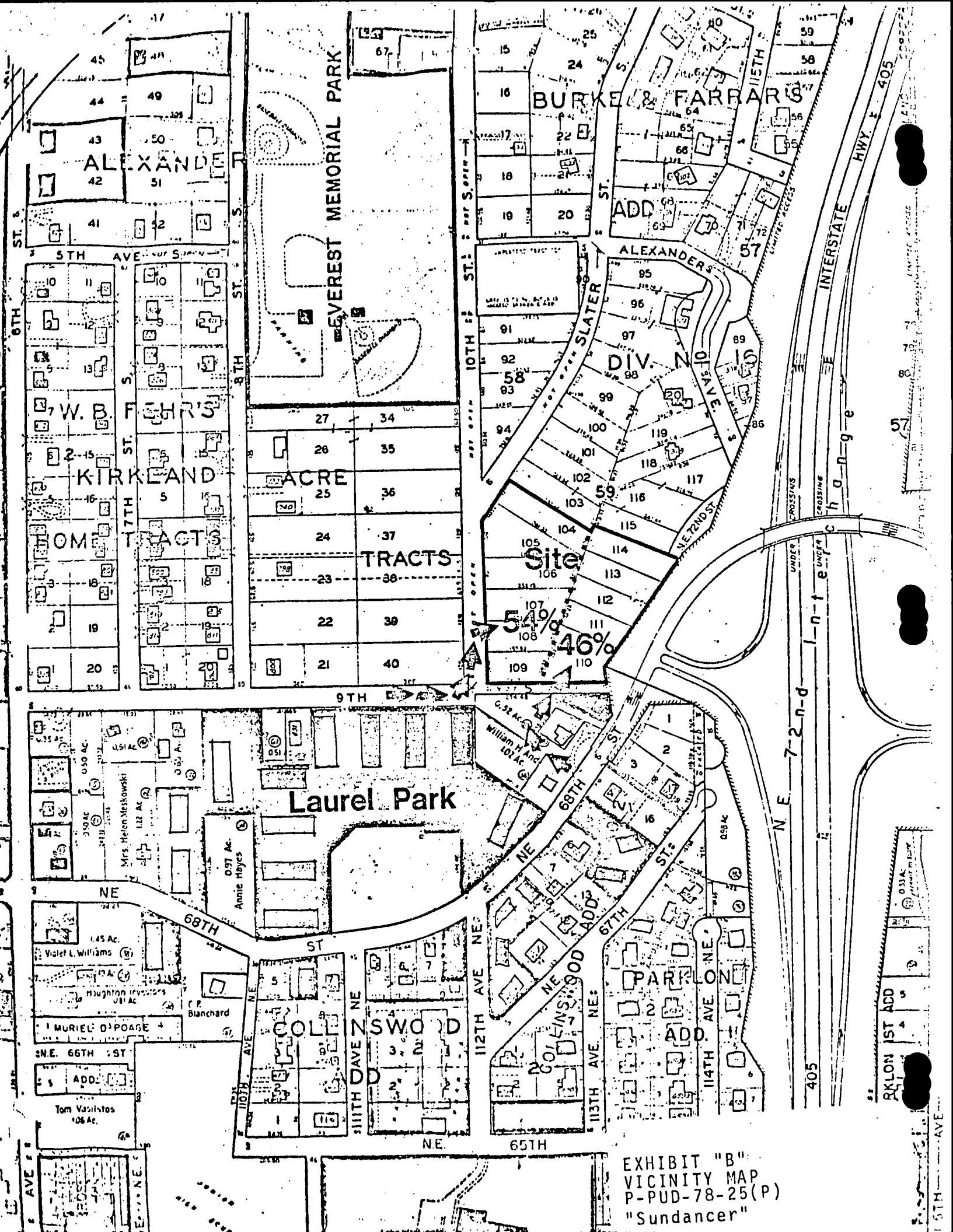
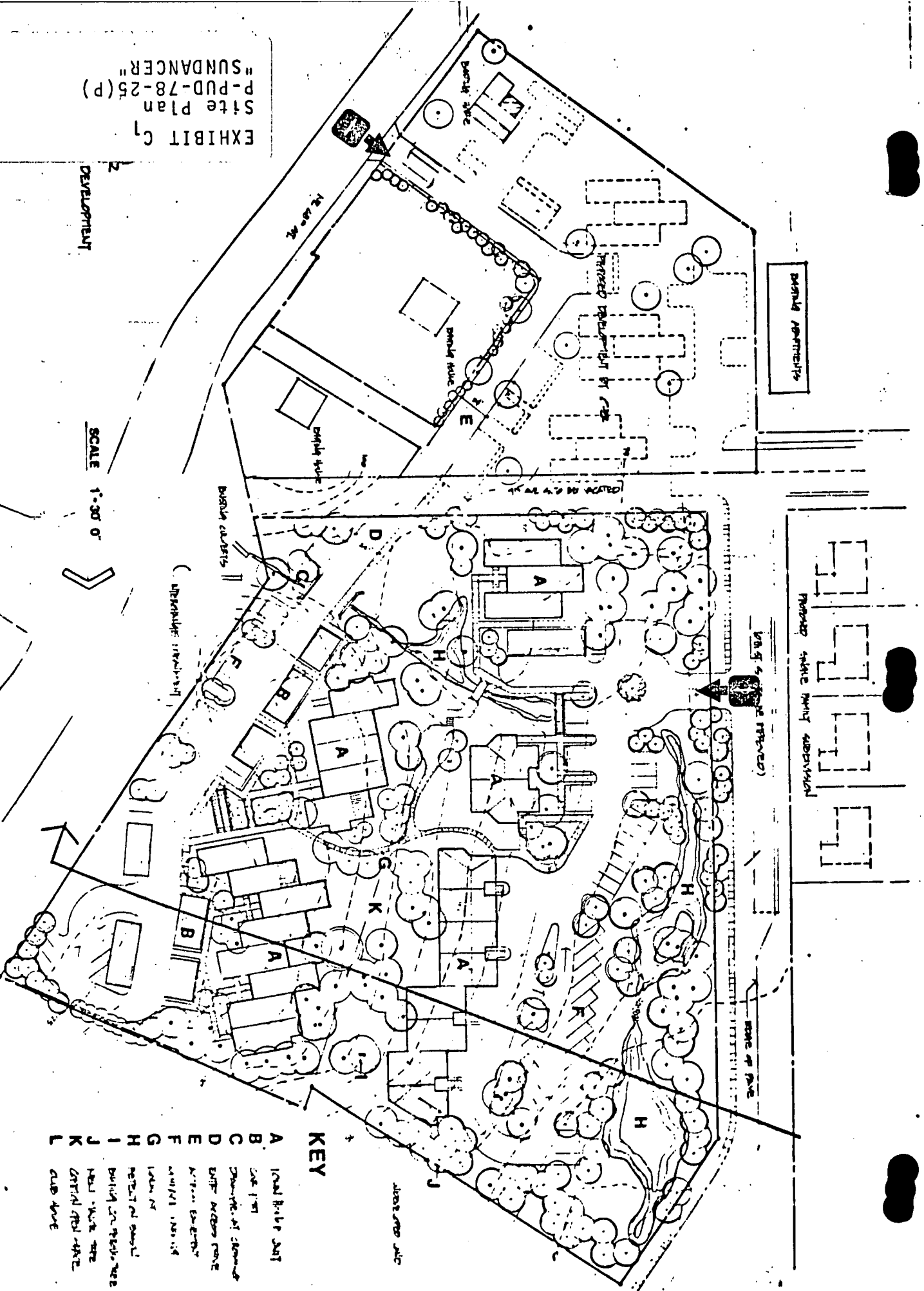


EXHIBIT "B"
VICINITY MAP
P-PUD-78-25(P)
"Sundancer"

EXHIBIT C
 Site Plan
 P-PUD-78-25 (P)
 "SUNDANCER"

DEVELOPMENT

SCALE 1"=30' 0"



- KEY**
- A. Road Right Joint
 - B. Sidewalk
 - C. Stormwater Drainage
 - D. Entry Access Point
 - E. Access Entrance
 - F. Utility Area
 - G. Utility Area
 - H. Landscaping
 - I. Landscaping
 - J. Landscaping
 - K. Landscaping
 - L. Club Area

DEPARTMENT OF COMMUNITY DEVELOPMENT

M E M O R A N D U M

July 7, 1978

To: Kirkland City Council
From: Jerry Link *Link*
Subject: Sundancer PUD-78-25(P)

As you recall, this item was continued from your June 19 meeting since there were a number of questions that the Council wished to have answered. These had to do primarily with (1) the existing and possible capacity of N.E. 68th Street, and (2) the private access road serving the upper (eastern) portion of the Sundancer property. We have met with the applicant and have discussed the circulation question with the Public Service Department (see attached memo from Art Knutson dated June 23, 1978). The resulting analysis is as follows:

- 1) Traffic on N.E. 68th Street. This 60 foot wide right-of-way is currently developed to something less than that with two driving lanes and parking on both sides. The speed limit is 35 miles per hour. Current traffic counts are 7,600 vehicle trips per weekday.

There was much concern expressed at the last meeting about the ability of N.E. 68th to accommodate the additional traffic from the Sundancer (26 upland units) and the Cummings ownership (9 of which would access to N.E. 68th). The total added increment would be on the order of 300 to 350 added vehicle trips per day on to N.E. 68th Street. Besides volume, there was also a concern for adequate sight distance and adequate provision for turning movements both onto and from N.E. 68th Street as they may have impacted traffic flow and safety.

As Art Knutson points out in his memo, the Public Service Department will complete improvements to the N.E. 68th Street corridor by the end of summer. These are to be a reconfiguration into two driving lanes of 12 feet width plus a twelve foot wide center left turn/loading lane and two four foot wide bicycle lanes. Art states that with these changes the street can then accommodate an additional 300 cars a day with no problem. The proposed new lane configuration is indicated on the attached drawing.

Also illustrated on that drawing is the sight distance that can be achieved by vehicles approaching the N.E. 68th Street driveway from the project. This assumes that the trees indicated on the plan would be removed and trimmed, as necessary, to achieve the indicated line of sight. A field investigation by my staff veri-

fies that the greatest portion of the cedar trees that could create sight problems do lie within the public right-of-way. It is possible that these trees could be removed at the time that sidewalk improvements are made to the north side of N.E. 68th Street.

The Department of Community Development concurs with the Public Service Department that the scheduled reconfiguration of N.E. 68th Street will reduce the potential impacts from the proposed project to safe and reasonable levels. This conclusion is reinforced by our experience with the Springtree Development on N.E. 116th Street. The traffic volumes there are higher (12,400 vs. 7,600) than N.E. 68th Street, and the number of units accessing are larger (58 v. 35 for Sundancer and Cummings combined) but there is no record of any accident or safety problem.

- 2) Circulation on interior private road. The City Council expressed concern over the width of the private road, the provision for guest parking, and the negotiability of turns both at the throat along N.E. 68th Street and where a 90° jog occurred. The applicants have responded to these concerns as illustrated on the attached drawing.

The radii for the two turns have been adjusted after consulting with the Public Service Department. The width of the 90° jog has been widened to 30 feet and the geometry of the road reworked so that a true 90° turn does not occur. The applicants have provided for two 12 foot driving lanes along the greatest part of the private road (with no parking signs) which flares to 30 feet where the sharpest turn occurs. Where the roadway nears the Sundancer property, the roadway has been flared to 28 feet to accommodate a total of four additional guest parking stalls.

The applicants have attempted to retain a number of significant cedars by the alignment of the roadway.

Given the modifications submitted by applicant and as identified in the attached drawing, staff now feels that reasonable and adequate provisions have been made for circulation between the Sundancer project and N.E. 68th St. Consequently, we recommend that the City Council grant approval of Preliminary Planned Unit Development.

bk

Attachments: Memo from Art Knutson - Public Service Director
Drawing

M E M O R A N D U M

June 23, 1978

To: Office of Community Development
From: Art Knutson

Subject: Development of Access Road to
the Sundancer Planned Unit Development

The City Council at their last regular session, June 19, 1978, referred back to staff the issue of proper access to the above development.

The proposed program turned down by council includes among other items the following:

1. Was a 24 foot wide pavement adequate?
2. Was there a parking problem?
3. Did the 90 degree curve provide proper emergency access?
4. Was the sight distance entering NE 68th Street adequate?
5. Was NE 68th Street a safe street to use as access road?
6. Could NE 68th accommodate 300 cars a day from the development?

The Public Service Department offers the following:

1. The city council in a previous development required a 28 foot wide access road and this appears to be proper because:
 - a. Two ten foot traffic lanes and an eight foot parking lane would total twenty eight feet.
 - b. The 1976 fire code being recommended for adoption to city council requires not less than 20 feet of unobstructed width access roadway.
 - c. Guest parking can be accommodated to a larger degree by increasing the original 24 foot width to 28 foot.
2. If there was a parking problem the additional 4 foot in width of paving would solve that problem. The easterly eight feet of the paving should be stripped with one three inch white stripe parallel to and eight feet in from the easterly edge and then identified by signs "guest parking".

3. A 45 foot inside radius would allow for emergency vehicle movements on the 90 degree bend in the road and also 20 foot radius on the flair at the entrance to NE 68th Street.

4. The sight distance was to be improved by the developer and maintained by the city. This maintenance by the city is wrong as that passes on an unwarranted liability. The sight triangle can be so landscaped that maintenance is at a minimum but will be maintained by the developer.

5. NE 68th Street is being proposed to city council for modifications. If approved, the modifications will be complete by the end of summer 1978. This will be prior to completion of the proposed development. This modification will include (1) no parking either side, (2) continuous left turn holding lane from I-405 to 108th Avenue NE, (3) 4 foot bicycle lane on either side.

6. The street can then accommodate an additional 300 cars a day with no problem.

